

**Subject:** Fwd: LA City Planning BID Case report

**From:** Rick Scott

**Date:** 10/18/2016 07:44 AM

**To:** Aaron Aulenta <aaron@urbanplaceconsulting.com>, Andrew Thomas <Andrew@westwoodvillagedistrict.com>, Blair Besten <blair@historiccore.bid>, Danielle Condit <danielle@thescbd.com>, Donald Duckworth <duckworth.donald@gmail.com>, Duke Dulgarian <duke@scoreproperties.com>, Ellen Riotto <ellen@southpark.la>, Gary Russell <gary@wilshirecenter.com>, Jeff Chodorow <jchodorow@downtownla.com>, Jessica Lall <jessica@southpark.la>, Jim Omahen <jim@mediadistrict.org>, John Walker <john@thescbd.com>, "Joseph Mariani Jr." <joe@hollywoodbid.org>, Josh Kreger <josh@southpark.la>, "juliannakf@gmail.com" <juliannakf@gmail.com>, Kent Smith <kent@fashiondistrict.org>, Kerry Morrison <Kerry@hollywoodbid.org>, Laurie Sale <rehabitat@gmail.com>, Leslie Elkan <leslie\_elkan@yahoo.com>, Leslie Elkan <leslie.elkan@gmail.com>, Leslie Elkan <leslie@villageatshermanoaks.com>, "marcie@marcieps.com" <marcie@marcieps.com>, Marie Rumsey <MRumsey@ccala.org>, Media District <lisa@mediadistrict.org>, Miguel Vargas <miguel@artsdistrictla.org>, Misty Iwatsu <mistyli@aol.com>, Neil Tanouye <ntanouye@latourism.org>, Nick Griffin <NGriffin@downtownla.com>, Noah Strouse <noah@historiccore.bid>, Patti MacJennett <pmacjennett@latourism.org>, Raquel Beard <rbeard@centralcityeast.org>, Rena Leddy <rena@fashiondistrict.org>, San Pedro Historic Waterfront PBID <lparker@sanpedrobid.com>, Shirley Zawadzki <shirley@newcityamerica.com>, Steve Gibson <steve@urbanplaceconsulting.com>, Susan Levi <susanlevi@labids.org>, Suzanne Holley <SHolley@downtownla.com>, Tara Devine <tara@devine-strategies.com>, Vicki Nussbaum <vicki@villageatshermanoaks.com>, wilmingtonchamber <wilmingtonchamber@wilmington-chamber.com>, Wilshire Center <mike@wilshirecenter.com>

----- Forwarded message -----

From: **Miranda Paster** <[miranda.paster@lacity.org](mailto:miranda.paster@lacity.org)>

Date: Tue, Oct 18, 2016 at 7:35 AM

Subject: Fwd: LA City Planning BID Case report

To: Rita Moreno <[rita.moreno@lacity.org](mailto:rita.moreno@lacity.org)>, Rick Scott <[rick.scott@lacity.org](mailto:rick.scott@lacity.org)>, "Van Cise, Eugene"

<[eugene.vancise@lacity.org](mailto:eugene.vancise@lacity.org)>, "Rader, Dennis" <[dennis.rader@lacity.org](mailto:dennis.rader@lacity.org)>

Cc: "Hinkson, Rosemary" <[rosemary.hinkson@lacity.org](mailto:rosemary.hinkson@lacity.org)>

FYI

----- Forwarded message -----

From: <[Rocky.Wiles@lacity.org](mailto:Rocky.Wiles@lacity.org)>

Date: Tue, Oct 18, 2016 at 4:00 AM

Subject: LA City Planning BID Case report

To:

## NOTIFICATION OF NEW ENTITLEMENT APPLICATIONS – EARLY NOTIFICATION REPORT

To: Business Improvement District (BID) Contacts

From: Rocky Wiles, BID Liaison

Subject: LA City Planning BID Case report

Attached is the Planning Department's bi-weekly Early Notification Report for Business Improvement Districts (BID's). The purpose of this report is to provide BID's with the earliest possible information about all applications for planning entitlements that have been filed in your BID area, even though not all applications are complete and some cases may eventually be withdrawn. Included in the report is contact information about the applicant so your BID can obtain more information about the project very early in the process. A separate report is shown for each BID. You will see that the report is provided in PDF and Excel formats.

The information in the report is sorted by BID. If there are any questions, please contact [Rocky.Wiles@lacity.org](mailto:Rocky.Wiles@lacity.org).

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Counting my blessings - Sing and be Happy Today!

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213.978.1121 direct  
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[Rick.Scott@lacity.org](mailto:Rick.Scott@lacity.org)

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Entitlement Applications Received by Department of City Planning  
By Business Improvement District  
10/02/2016 to 10/15/2016  
Business Improvement District, App. date, Case Number, Address, Council Dist, Community Plan Area, Project Description, Request Type, Applicant Contact  
ARTS DISTRICT, 07-Oct-16, CPC-2016-3853-GPA-VZC-HD-ZAD-SPR, 520 S MATEO ST 90013, 14, Central City North, NEW MIXED-USE DEVELOPMENT WITH 600 LIVE/WORK UNITS (INCLUDING 11% AFFORDABLE UNITS) AND 60,000 SF. OF OFFICE/COMMERCIAL SPACE., GPA-GENERAL PLAN AMENDMENT, BRAD M. ROSENHEIM (818) 716-2780  
ARTS DISTRICT, 07-Oct-16, VTT-74529, 520 S MATEO ST 90013, 14, Central City North, NEW MIXED-USE DEVELOPMENT WITH 600 LIVE/WORK UNITS (INCLUDING 11% AFFORDABLE UNITS) AND 60,000 SF. OF OFFICE/COMMERCIAL SPACE., , BRAD M. ROSENHEIM (818) 716-2780  
ARTS DISTRICT, 11-Oct-16, DIR-2016-3858-SPR, 635 S MESQUIT ST 90021, 14, Central City North, DEMOLITION OF AN EXISTING COLD STORAGE STRUCTURE AND DEVELOPMENT OF A NEW 107;127 SF OFFICE BUILDING AND ASSOCIATED GROUND FLOOR RETAIL AND RESTAURANT USES., SPR-SITE PLAN REVIEW, ROGER PECSOK (720) 946-4649  
ARTS DISTRICT, 11-Oct-16, ENV-2016-3860-EAF, 635 S MESQUIT ST 90021, 14, Central City North, DEMOLITION OF AN EXISTING COLD STORAGE STRUCTURE AND DEVELOPMENT OF A NEW 107;127 SF OFFICE BUILDING AND ASSOCIATED GROUND FLOOR RETAIL AND RESTAURANT USES., EAF-ENVIRONMENTAL ASSESSMENT, ROGER PECSOK (720) 946-4649  
DOWNTOWN CENTER, 04-Oct-16, CPC-2016-3808-VZC-CDO-SPR, 200 S BROADWAY 90012, 14, Central City, NEW MIXED USE BUILDING WITH 107 RESIDENTIAL CONDOMINIUM UNITS; APPROX 534;044 SQ. FT. OFFICE 7;200 SQ. FT. OF COMMERCIAL AREA (30 CONDOMINIUM UNITS), VZC-VESTING ZONE CHANGE, ANNE WILLIAMS/PSOMAS (213) 223-1447  
DOWNTOWN CENTER, 04-Oct-16, ENV-2016-3809-EIR, 200 S BROADWAY 90012, 14, Central City, NEW MIXED USE BUILDING WITH 107 RESIDENTIAL CONDOMINIUM UNITS; APPROX 534;044 SQ. FT. OFFICE 7;200 SQ. FT. OF COMMERCIAL AREA (30 CONDOMINIUM UNITS), EIR-ENVIRONMENTAL IMPACT REPORT, ANNE WILLIAMS/PSOMAS (213) 223-1447  
DOWNTOWN CENTER, 04-Oct-16, VTT-74320, 200 S BROADWAY 90012, 14, Central City, NEW MIXED USE BUILDING WITH 107 RESIDENTIAL CONDOMINIUM UNITS; APPROX 534;044 SQ. FT. OFFICE 7;200 SQ. FT. OF COMMERCIAL AREA (30 CONDOMINIUM UNITS), , ANNE WILLIAMS/PSOMAS (213) 223-1447  
DOWNTOWN CENTER, 07-Oct-16, AA-2016-3840-PMEX, 433 W 5TH ST 90013, 9, Central City, REVISED LOT LINE ADJUSTMENT OF 4.5 INCHES BETWEEN 3 PARCELS FOR APPROVED AND RECORDED AA-2014-3856-PMEX. DIVISION OF LAND IN CONNECTION WITH A PROPOSED UNIFIED DEVELOPMENT PER ZA-2013-3197-CU-ZV-SPR., PMEX-PARCEL MAP EXEMPTION, NAHID LACIURA (415) 794-4894  
DOWNTOWN CENTER, 12-Oct-16, ENV-2016-3893-CE, 402 W 7TH ST 90014, 9, Central City, AN ADAPTIVE REUSE OF AN EXISTING RETAIL AND OFFICE 131;508 SF BUILDING; CITY MONUMENT LA-953; TO RETAIL AND RESIDENTIAL., CE-CATEGORICAL EXEMPTION, KATE BARTOLO (213) 896-8906  
DOWNTOWN CENTER, 12-Oct-16, ZA-2016-3892-ZAA, 402 W 7TH ST 90014, 9, Central City, AN ADAPTIVE REUSE OF AN EXISTING RETAIL AND OFFICE 131;508 SF BUILDING; CITY MONUMENT LA-953; TO RETAIL AND RESIDENTIAL., ZAA-AREA, HEIGHT, YARD, AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS), KATE BARTOLO (213) 896-8906  
FASHION DISTRICT, 05-Oct-16, CPC-2016-3824-GPA-VZC-HD-MSC-SPR, 1100 S MAIN ST 90015, 9, Central City, GPA; VZC; HD; SPR; VTT; FOR NEW 8 STORY MIXED USE BUILDING WITH 7 STORIES OF RESIDENTIAL USE OVER 1 GROUND LEVEL OF PARKING; AND 3 LEVELS OF UNDERGROUND PARKING, GPA-GENERAL PLAN AMENDMENT, ANNE WILLIAMS (213) 223-1447  
FASHION DISTRICT, 05-Oct-16, ENV-2016-3825-EAF, 1100 S MAIN ST 90015, 9, Central City, GPA; VZC; HD; SPR; VTT; FOR NEW 8 STORY MIXED USE BUILDING WITH 7 STORIES OF RESIDENTIAL USE OVER 1 GROUND LEVEL OF PARKING; AND 3 LEVELS OF UNDERGROUND PARKING, EAF-ENVIRONMENTAL ASSESSMENT, ANNE WILLIAMS (213) 223-1447  
FASHION DISTRICT, 05-Oct-16, VTT-74640, 1100 S MAIN ST 90015, 9, Central City, GPA; VZC; HD; SPR; VTT; FOR NEW 8 STORY MIXED USE BUILDING WITH 7 STORIES OF RESIDENTIAL USE OVER 1 GROUND LEVEL OF PARKING; AND 3 LEVELS OF UNDERGROUND PARKING,, ANNE WILLIAMS (213) 223-1447  
GREATER LEIMERT PARK / CRENSHAW CORRIDOR, 13-Oct-16, DIR-2016-3922-SPP, 3552 W MARTIN LUTHER KING, JR BLVD 90008, 10, West Adams - Baldwin Hills - Leimert, CHANGE OF USE FROM RESTAURANT TO RETAIL, SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE, JAMES IN KIM (213) 500-4012  
GREATER LEIMERT PARK / CRENSHAW CORRIDOR, 13-Oct-16, ENV-2016-3923-CE, 3552 W MARTIN LUTHER KING, JR BLVD 90008, 10, West Adams - Baldwin Hills - Leimert, CHANGE OF USE FROM RESTAURANT TO RETAIL, CE-CATEGORICAL EXEMPTION, JAMES IN KIM (213) 500-4012

HISTORIC DOWNTOWN LOS ANGELES,04-Oct-16,DIR-2016-3816-TDR-SPR,433 S MAIN ST 90013,9,Central City,NEW MIXED-USE PROJECT WITH 6;344 SF. OF GROUND LEVEL COMMERCIAL SPACE AND 196 APARTMENT UNITS.,TDR-TRANSFER OF DEVELOPMENT RIGHTS (aka TFAR),NARDI ASSOCIATES - NORBERTO NARDI (626)599-1776

HISTORIC DOWNTOWN LOS ANGELES,04-Oct-16,ENV-2016-3817-EAF,433 S MAIN ST 90013,9,Central City,NEW MIXED-USE PROJECT WITH 6;344 SF. OF GROUND LEVEL COMMERCIAL SPACE AND 196 APARTMENT UNITS.,EAF-ENVIRONMENTAL ASSESSMENT,NARDI ASSOCIATES - NORBERTO NARDI (626)599-1776

HISTORIC DOWNTOWN LOS ANGELES,04-Oct-16,VTT-74473,433 S MAIN ST 90013,9,Central City,NEW MIXED-USE PROJECT WITH 6;344 SF. OF GROUND LEVEL COMMERCIAL SPACE AND 196 APARTMENT UNITS.,NARDI ASSOCIATES - NORBERTO NARDI (626)599-1776

HOLLYWOOD ENTERTAINMENT DISTRICT,07-Oct-16,CPC-2016-3847-HD-SPR-DB,1647 N LAS PALMAS AVE 90028,13 ,Hollywood,(N) 86-UNIT APARTMENT BUILDING,HD-HEIGHT DISTRICT,ALEXANDER DEGOOD (310)284-2200

HOLLYWOOD ENTERTAINMENT DISTRICT,07-Oct-16,VTT-74605,1647 N LAS PALMAS AVE 90028,13 ,Hollywood,(N) 86-UNIT APARTMENT BUILDING,,ALEXANDER DEGOOD (310)284-2200

HOLLYWOOD ENTERTAINMENT DISTRICT,07-Oct-16,ENV-2016-3848-EAF,1647 N LAS PALMAS AVE 90028,13 ,Hollywood,(N) 86-UNIT APARTMENT BUILDING,EAF-ENVIRONMENTAL ASSESSMENT,ALEXANDER DEGOOD (310)284-2200

HOLLYWOOD ENTERTAINMENT DISTRICT,11-Oct-16,CPC-2016-3871-VZC-HD-MCUP-SPR,6130 W HOLLYWOOD BLVD 90028,13 ,Hollywood,ZONE CHANGE & HEIGHTS DISTRICT CHANGE; MASTER CONDITIONAL USE PERMIT; SITE PLAN REVIEW; AND VESTING TENTATIVE TRACT MAP,VZC-VESTING ZONE CHANGE,DANA SAYLES (310)204-3500

HOLLYWOOD ENTERTAINMENT DISTRICT,11-Oct-16,ENV-2016-3872-EIR,6130 W HOLLYWOOD BLVD 90028,13 ,Hollywood,ZONE CHANGE & HEIGHTS DISTRICT CHANGE; MASTER CONDITIONAL USE PERMIT; SITE PLAN REVIEW; AND VESTING TENTATIVE TRACT MAP,EIR-ENVIRONMENTAL IMPACT REPORT,DANA SAYLES (310)204-3500

HOLLYWOOD ENTERTAINMENT DISTRICT,11-Oct-16,VTT-74666,6130 W HOLLYWOOD BLVD 90028,13 ,Hollywood,ZONE CHANGE & HEIGHTS DISTRICT CHANGE; MASTER CONDITIONAL USE PERMIT; SITE PLAN REVIEW; AND VESTING TENTATIVE TRACT MAP,,DANA SAYLES (310)204-3500

HOLLYWOOD MEDIA DISTRICT,07-Oct-16,ENV-2016-3846-CE,1119 N HUDSON AVE 90038,4 ,Hollywood,A CUP FOR OPERATION OF A VETERINARY CLINIC WITH 24-HOUR OPERATION ON A COMMERCIAL CORNER,CE-CATEGORICAL EXEMPTION,NISSAN MOSAPOR (310)623-7776

HOLLYWOOD MEDIA DISTRICT,07-Oct-16,ZA-2016-3845-CU,1119 N HUDSON AVE 90038,4 ,Hollywood,A CUP FOR OPERATION OF A VETERINARY CLINIC WITH 24-HOUR OPERATION ON A COMMERCIAL CORNER,CU-CONDITIONAL USE,NISSAN MOSAPOR (310)623-7776

LINCOLN HEIGHTS,04-Oct-16,DIR-2016-3818-AC,217 S AVENUE 20 90031,1 ,Northeast Los Angeles,ALLIANCE CHARTER SCHOOL EXPANSION; CASP ADMINISTRATIVE CLEARANCE,AC-ADMINISTRATIVE CLEARANCE,CRUZ HERNANDEZ (323)726-7734

SOUTH PARK,12-Oct-16,VTT-74239,1248 S FIGUEROA ST 90015,9,Central City,MIXED-USE HOTEL WITH COMMERCIAL AND RETAIL COMPONENTS LIVE ENTERTAINMENT/SITE PLAN REVIEW AND DEVELOPMENT AGREEMENT,,JAMES E.PUGH. ESQ. (213)620-1780

SUNSET AND VINE,03-Oct-16,CPC-2016-3775-DA,1348 N VINE ST 90028,13,Hollywood,RELOCATION OF 6 (E) BLDGS. THE SITE THAT TOTAL 8,998 SQ. FT. & CONSTRUCTION OF A 262.5 FT. MIXED-USE BLDG WITH 475,423 SQ. FT. FLOOR AREA; UP TO 429 DUS; 60,000 SQ. FT. COMM & 60,505 SF OPEN SPACE,DA-DEVELOPMENT AGREEMENT,MATT DZUREC/ ARMBRUSTER GOLDSMITH & DELVAC LLP (310)209-8800

SUNSET AND VINE,03-Oct-16,CPC-2016-3777-VZC-HD-BL-DB-MCUP-ZAD-SPR,1348 N VINE ST 90028,13,Hollywood,RELOCATION OF 6 (E) BLDGS. THE SITE THAT TOTAL 8,998 SQ. FT. & CONSTRUCTION OF A 262.5 FT. MIXED-USE BLDG WITH 475,423 SQ. FT. FLOOR AREA; UP TO 429 DUS; 60,000 SQ. FT. COMM & 60,505 SF OPEN SPACE,VZC-VESTING ZONE CHANGE,MATT DZUREC/ ARMBRUSTER GOLDSMITH & DELVAC LLP (310)209-8800

SUNSET AND VINE,03-Oct-16,ENV-2016-3778-EIR,1348 N VINE ST 90028,13,Hollywood,RELOCATION OF 6 (E) BLDGS. THE SITE THAT TOTAL 8,998 SQ. FT. & CONSTRUCTION OF A 262.5 FT. MIXED-USE BLDG WITH 475,423 SQ. FT. FLOOR AREA; UP TO 429 DUS; 60,000 SQ. FT. COMM & 60,505 SF OPEN SPACE,EIR-ENVIRONMENTAL IMPACT REPORT,MATT DZUREC/ ARMBRUSTER GOLDSMITH & DELVAC LLP (310)209-8800

SUNSET AND VINE,03-Oct-16,VTT-74613,1348 N VINE ST 90028,13,Hollywood,RELOCATION OF 6 (E) BLDGS. THE SITE THAT TOTAL 8,998 SQ. FT. & CONSTRUCTION OF A 262.5 FT. MIXED-USE BLDG WITH 475,423 SQ. FT. FLOOR AREA; UP TO 429 DUS; 60,000 SQ. FT. COMM & 60,505 SF OPEN SPACE,,MATT DZUREC/ ARMBRUSTER GOLDSMITH & DELVAC LLP (310)209-8800

SUNSET AND VINE,07-Oct-16,VTT-74660,1405 N IVAR AVE 90028,13,Hollywood,CONSTRUCTION; USE; & MAINTENANCE OF A 72,731 SQ.FT. HOTEL WITH 221 ROOMS; 3,000 SQ.FT. RESTAURANT; AND 6,000 SQ.FT. ROOF DECK.,,DANA SAYLES (310)204-3500

SUNSET AND VINE,07-Oct-16,ZA-2016-3841-MCUP-ZV-ZAA,1405 N IVAR AVE 90028,13,Hollywood,CONSTRUCTION; USE; & MAINTENANCE OF A 72,731 SQ.FT. HOTEL WITH 221 ROOMS; 3,000 SQ.FT. RESTAURANT; AND 6,000 SQ.FT. ROOF DECK.,MCUP-MASTER CONDITIONAL USE PERMIT,DANA SAYLES (310)204-3500